

DECLARATION OF SHORT PLAT

KNOWN ALL PERSONS BY THESE PRESENTS:

THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE LAND DESCRIBED BY THE DECLARATION DO HEREBY DECLARE THE HEREIN DIVISION OF LAND APPROVED AS SHORT SUBDIVISION NUMBER 22-0011LA THE _____ DAY OF _____, 2023, BY THE PLANNING DEPARTMENT, SUBJECT TO THE FOLLOWING COVENANTS AND CONDITIONS:

- THAT ALL SUBSEQUENT DEEDS WILL CONTAIN PROVISIONS FOR PRIVATE ROADS IN THE MANNER DESCRIBED HEREIN.
- THAT ALL MAINTENANCE OF ANY PRIVATE ROAD DESCRIBED BY THIS DECLARATION SHALL BE BY THE OWNERS OF THE PARCELS HAVING LEGAL ACCESS THERE FROM OR THEIR HEIRS, ASSIGNS, OR SUCCESSORS, UNLESS AND UNTIL SUCH ROADS ARE IMPROVED TO THE SUBDIVISION STANDARDS AND DEDICATED TO AND ACCEPTED BY THE APPROPRIATE GOVERNMENTAL JURISDICTION.
- THAT ANY PRIVATE ROAD WILL BE SUBJECT TO THE FURTHER RIGHT OF THE GRANTOR OR HIS OR HER SUCCESSOR AND OF ANY TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER OR SEWER COMPANY, PUBLIC OR PRIVATE, TO LAY OR CAUSE TO BE LAID AND THE RIGHT OF INGRESS OR EGRESS FOR THE PURPOSE OF MAINTAINING TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER OR SEWER PIPES, MAINS, OR CONDUITS ACROSS A DESCRIBED PORTION OF SUCH ROAD.
- THAT WITH RESPECT TO ANY PRIVATE ROAD DESCRIBED BY THIS DECLARATION WHETHER IT REMAINS PRIVATE OR BECOMES A DEDICATED ROAD, THERE IS THE ADDITIONAL RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS; AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS WHERE THE WATER MIGHT TAKE A NATURAL COURSE UPON REASONABLE GRADING PURSUANT TO IMPROVEMENT FOR DEDICATION OF THE ROADS AND WAYS SHOWN HEREIN. FOLLOWING REASONABLE GRADING PURSUANT TO IMPROVEMENT FOR DEDICATION OF THE ROADS AND WAYS SHOWN HEREIN, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY OR TO HAMPER PROPER ROAD DRAINAGE.
- THAT ADDITIONAL COVENANTS, EASEMENTS, AND RESTRICTIONS, IF ANY, SOLELY FOR THE BENEFIT OF THE GRANTOR, AND HIS OR HER HEIRS, SUCCESSORS AND ASSIGNS ENFORCEABLE ONLY BY SUCH PERSONS, ARE RECORDED UNDER AUDITOR'S FILE NUMBER _____ AND INCORPORATED BY REFERENCE AS THOUGH FULLY SET OUT HEREIN.
- WE, THE UNDERSIGNED, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, AVENUES, PLACES, AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE ATTACHED SHORT PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS DECLARATION IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, AVENUES, PLACES, ETC. SHOWN THEREON.
- WE, THE UNDERSIGNED, HEREBY INDEMNIFY THE APPROVING GOVERNMENTAL AGENCY FOR ALL COSTS OR DAMAGES INCLUDING ATTORNEY'S FEES INCURRED BY OR CHARGED AGAINST THAT AGENCY AS A RESULT OF THIS SIGNATORY NOT BEING THE OWNER OR THE PROPERTY BEING ADJUSTED.

THAT, BUT FOR THE EXCEPTION CONTAINED IN PARAGRAPH (7) ABOVE, THESE COVENANTS ARE FOR THE MUTUAL BENEFIT OF THE GRANTOR AND HIS OR HER HEIRS, SUCCESSORS AND ASSIGNS AND ARE FOR THE FURTHER PURPOSE OF COMPLIANCE WITH THE RESOLUTIONS AND REGULATIONS OF THE APPROPRIATE LOCAL GOVERNMENTAL JURISDICTION, AND THE LOCAL GOVERNMENT AND SUCH PERSONS ARE SPECIFICALLY GIVEN THE RIGHT TO ENFORCE THESE RESTRICTIONS AND RESERVATIONS BY INJUNCTION OR OTHER LAWFUL PROCEDURE AND TO RECOVER ANY DAMAGES RESULTING FROM SUCH VIOLATION.

DATED THIS _____ DAY OF _____, 2024 DATED THIS _____ DAY OF _____, 2024 DATED THIS _____ DAY OF _____, 2024

PATRICIA A. JAKALA & HENRY JAKALA
WIFE & HUSBAND

CRAIG D. CHAPLINE & JENNIFER CHAPLINE
HUSBAND & WIFE

IVY J. STYRON & JACOB C. STYRON
WIFE & HUSBAND

ACKNOWLEDGEMENTS

STATE OF WASHINGTON > SS
COUNTY OF THURSTON > SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PATRICIA A. JAKALA & HENRY JAKALA, WIFE & HUSBAND ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
(PRINT NAME) _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

(SEAL)

STATE OF WASHINGTON > SS
COUNTY OF THURSTON > SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CRAIG D. CHAPLINE & JENNIFER CHAPLINE, HUSBAND & WIFE ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSON(S) ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
(PRINT NAME) _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

(SEAL)

STATE OF WASHINGTON > SS
COUNTY OF THURSTON > SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT IVY J. STYRON & JACOB C. STYRON, WIFE & HUSBAND ARE THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S) ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____

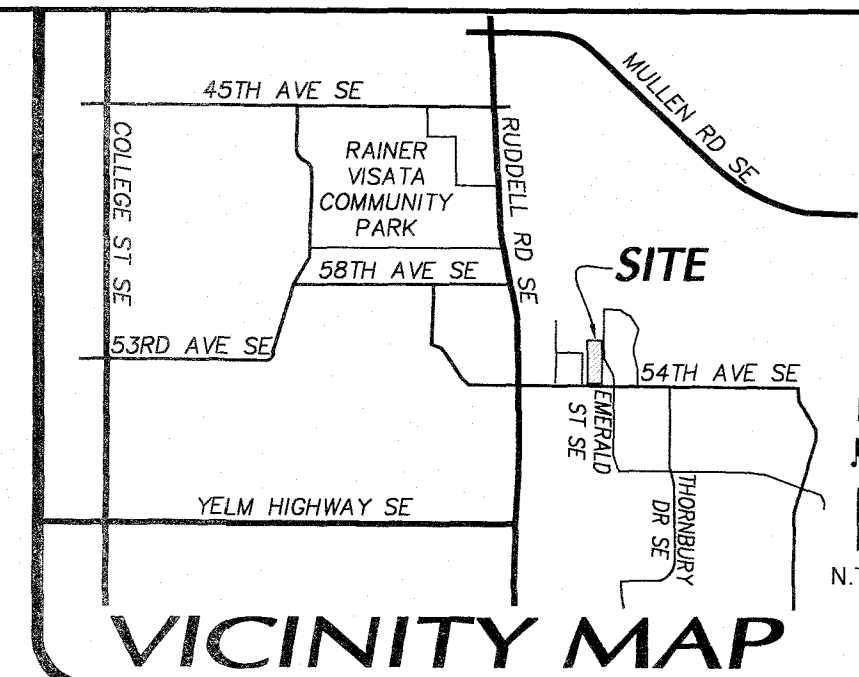
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
(PRINT NAME) _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

(SEAL)

CITY OF LACEY SHORT PLAT NO. 22-0011LA

QUARTER/QUARTER	QUARTER	SECTION	TOWNSHIP	RANGE
NW	SW	34	18N	1W W.M.

ORIGINAL TRACT ASSESSOR'S PARCEL NO. 11834320000



DESCRIPTION

THE WEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.; EXCEPTING THEREFROM THE SOUTH 20 FEET FOR COUNTY ROAD KNOWN AS 54th AVENUE SOUTHEAST.

IN THURSTON COUNTY, WASHINGTON

TITLE NOTES

- THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 11834320000 BY THURSTON COUNTY.
- INTENTIONALLY OMITTED.
- STATEMENT OF INTENT TO NOT CONVERT FORM DESIGNATED FOREST LAND RECORDED UNDER AUDITOR'S FILE NO. 9503150171 CONTAINS A PROVISION FOR A TERM OF 10 YEARS. SAID TERM HAS EXPIRED.
- PURSUANT TO ORDINANCE NO. 1590 RECORDED UNDER AUDITOR'S FILE NO. 4857080 WAS ANNEXED INTO THE CITY OF LACEY.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, QWEST CORPORATION, COMCAST CORPORATION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, CITY OF LACEY AND THE OWNERS OF EACH LOT, INCLUDING TRACT X UNDER AND UPON TRACT B AND THE PORTIONS OF THE EXTERIOR TEN (10) FEET OF ALL LOTS AND TRACTS WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING THE PRIVATE STREET DESIGNATED AS TRACT "B", AS DEPICTED HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, REPLACE, ENLARGE, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPURTENANCES THERETO, FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 20____.

THURSTON COUNTY TREASURER DATE

HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599
hattonpantier.com

APPROVED FOR
RECORDING



CITY OF LACEY

CONDITIONS OF APPROVAL

- THE CITY OF LACEY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN, OR OTHERWISE SERVICE ALONG PRIVATE ROADS WITHIN OR PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS PLAT. (LACEY MUNICIPAL CODE 15.32.190)
- THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE PRIVATE STREETS (ALONG WITH ASSOCIATED PARKING AREAS) AND PLANTER STRIPS (WEEDING, MOWING, IRRIGATING, PRUNING OF THE STREET TREES, ETC.) IN A HEALTHY AND GROWING MANNER IN PERPETUITY. (DG&PWS, TRANSPORTATION 4G.100D)
- THE PROPERTY OWNER(S) ADJACENT TO THE PUBLIC RIGHT-OF-WAY SHALL BE RESPONSIBLE FOR MAINTAINING THE PLANTER STRIP, MEDIAN AND THE AREA BETWEEN THE SIDEWALK AND PROPERTY LINE (WEEDING, PRUNING, IRRIGATING, MOWING, ETCETERA OF THE LANDSCAPING AND STREET TREES.) IN THE PUBLIC RIGHT-OF-WAY IN A HEALTHY AND GROWING MANNER IN PERPETUITY. IF THESE AREAS ARE BEING MAINTAINED BY ANOTHER GROUP OR ORGANIZATION, THEN A MAINTENANCE AGREEMENT (OR ADEQUATE DOCUMENTATION) THAT VERIFIES THESE AREAS ARE BEING (AND WILL CONTINUE TO BE) MAINTAINED SHALL BE SUBMITTED TO THE CITY FOR REVIEW. (DEVELOPMENT GUIDELINES & PUBLIC WORKS STANDARDS, TRANSPORTATION 4G.100D).
- ROOF DOWNSPOUT INFILTRATION SYSTEMS SHALL BE PLACED ON THE LOT BEING DEVELOPED AND SHALL BE SIZED TO ACCOMMODATE STORM RUNOFF PER THE CITY OF LACEY 2016 STORMWATER DESIGN MANUAL.
- ALL LAND AREA WITHIN THE BOUNDARIES OF THIS SHORT PLAT IS WITHIN COMMUNITY FACILITIES DISTRICT OF THE CITY OF LACEY AND ALL SALEABLE LOTS ARE SUBJECT TO ALL SERVICES AND CHARGES WHICH MAY BE LEVIED BY THE CITY OF LACEY FOR THE MAINTENANCE, OPERATION AND IMPROVEMENT OF COMMUNITY FACILITIES AND FOR LIEN FOR ANY UNPAID SERVICE FEES OR CHARGES.
- THE PROPERTY OWNER ADJACENT TO THE RIGHT-OF-WAY WILL BE RESPONSIBLE FOR MAINTAINING AND LOCATING ALL IRRIGATION LINES LOCATED IN THE PUBLIC RIGHT-OF-WAY (DG&PWS, WATER, IRRIGATION 6.210).
- AN IMPACT FEE SHALL BE PAID TO THE CITY OF LACEY IN ACCORDANCE WITH LMC 14.25 FOR THE PURPOSE OF MITIGATING IMPACTS TO NORTH THURSTON PUBLIC SCHOOLS. THE FEE SHALL BE ASSESSED AT THE TIME A COMPLETE BUILDING PERMIT APPLICATION IS SUBMITTED FOR EACH UNIT.
- ALL LOTS WITHIN THIS SHORT PLAT ARE SUBJECT TO THE "RESIDENTIAL STORMWATER MAINTENANCE AGREEMENT" AS RECORDED UNDER AUDITOR'S FILE NO. _____.
- TRACT "A" IS DESIGNATED OPEN SPACE FOR LANDSCAPING PURPOSES. THE LOT OWNER'S SHALL EACH OWN AN INDIVIDUAL 1/3 INTEREST IN TRACT "A".
- TRACT "B" IS A PRIVATE STREET. THE LOT OWNER'S SHALL EACH OWN AN INDIVIDUAL 1/3 INTEREST IN TRACT "B".
- TRACT "X" IS RESERVED BY THE DECLARANTS FOR FUTURE DEVELOPMENT.
- RESIDENTIAL DESIGN REVIEW APPROVAL IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR STRUCTURES.

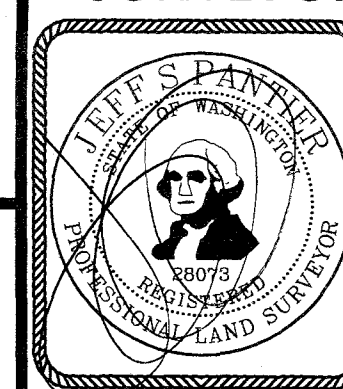
PLANNING DEPARTMENT DATE

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 20____ at the request of
Hatton Godat Pantier
Auditor' file No. _____

Deputy County Auditor

SURVEYOR'S CERTIFICATE

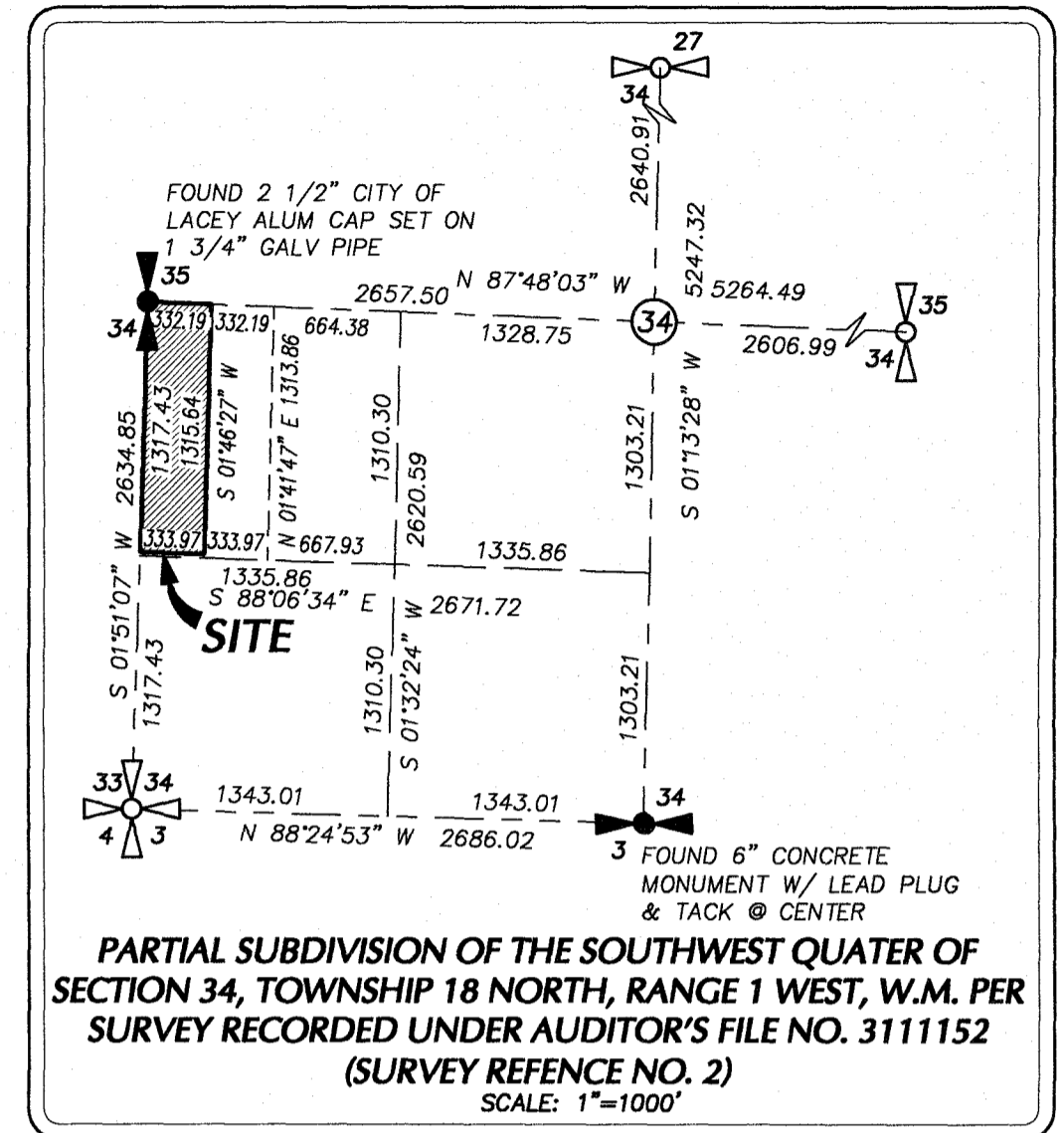


I hereby certify that this Short Plat Map is based upon an actual survey and subdivision of a portion of section 34, Township 18 North, Range 1 West, W.M.; that the distances and courses shown hereon are correct; that the lot corners have been staked on the ground with 5/8" rebar and plastic caps.

JEFF S. PANTIER
PROF. REG. L.S. #28073

DATE
20-049

Feb 14 2024



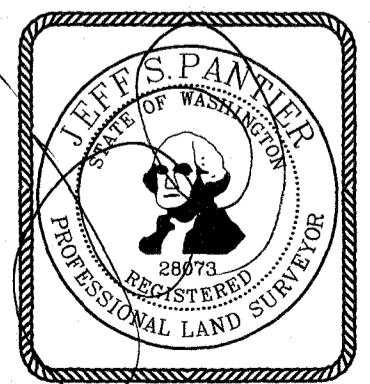
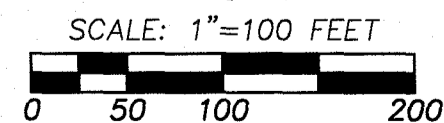
LEGEND

- ⊕ FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED "JSP 28073"
- ① FOUND 3" BRASS SURFACE MONUMENT IN SQUARE CONCRETE
- ② FOUND 1 1/2" SURFACE MONUMENT
- ③ FOUND 2" BRASS SURFACE MONUMENT
- ① BOARD FENCE 3.8' EAST OF LINE
- ② BOARD FENCE 3.2' EAST OF LINE
- ⊞ WETLAND

SURVEY REFERENCES

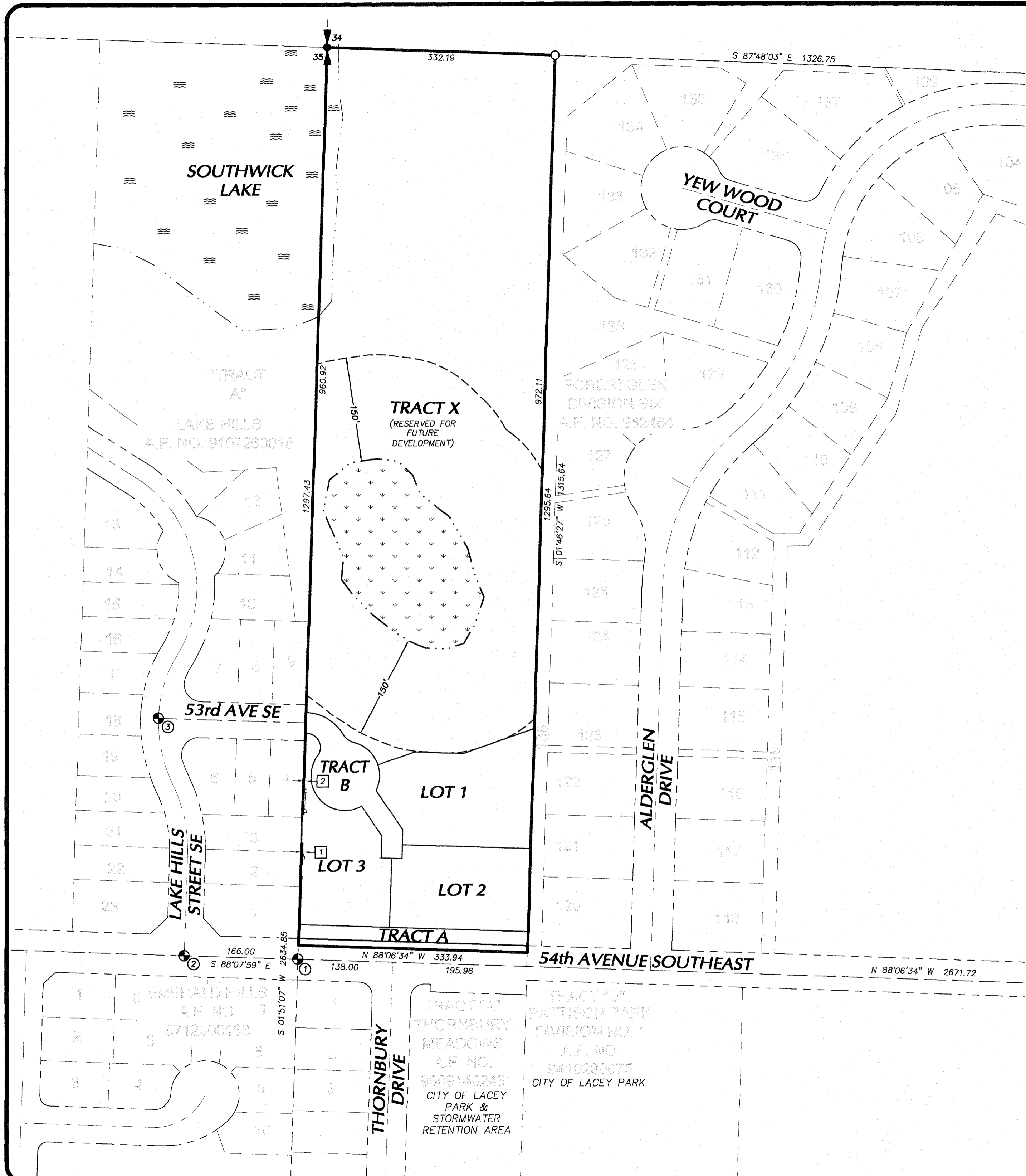
1. SUBDIVISION GUARANTEE ISSUED BY CHICAGO TITLE INSURANCE COMPANY DATED _____ UNDER GUARANTEE NO. _____
2. SURVEY RECORDED UNDER AUDITOR'S FILE NO. 311152.
3. PLAT OF FORESTGLEN RECORDED UNDER AUDITOR'S FILE NO. 982464.
4. PLAT OF LAKE HILLS RECORDED UNDER AUDITOR'S FILE NO. 9107260018.
5. PLAT OF THORNBURY MEADOWS RECORDED UNDER AUDITOR'S FILE NO. 9009140243.
6. PLAT OF EMERALD HILLS RECORDED UNDER AUDITOR'S FILE NO. 8712300163.
7. PLAT OF PATTISON PARK DIVISION I RECORDED UNDER AUDITOR'S FILE NO. 9410280075.
8. PLAT OF IVY HILL RECORDED UNDER AUDITOR'S FILE NO. 3227998.
9. THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK.

BASIS OF BEARINGS:
CITY OF LACEY COORDINATE SYSTEM
BASED ON SURVEY RECORDED UNDER
AUDITOR'S FILE NO. 311152



HATTON GODAT PANTIER
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3910 MARTIN WAY E, SUITE B
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TEL: 360.943.1599
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20-049

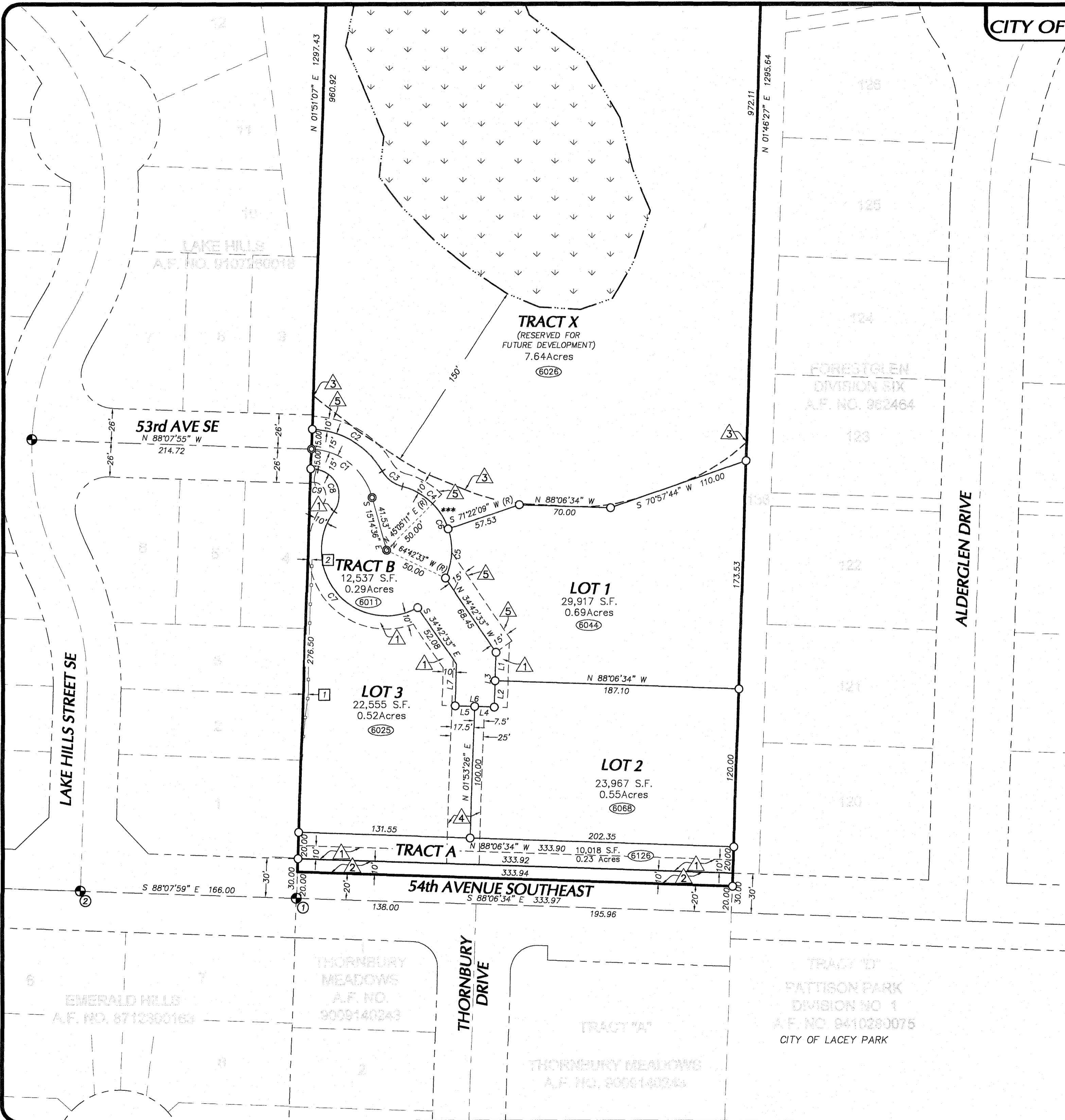


LEGEND

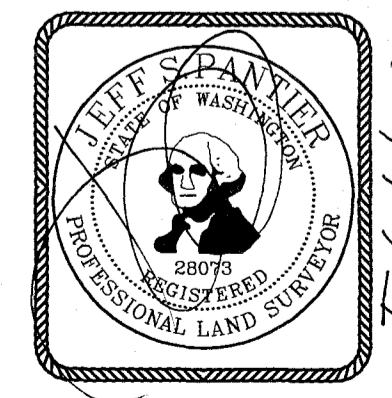
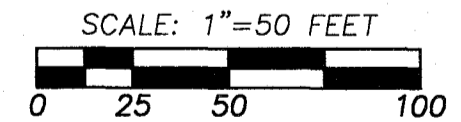
- FOUND AS NOTED
- ① FOUND 3" BRASS SURFACE MONUMENT IN SQUARE CONCRETE
- ② FOUND 1 1/2" SURFACE MONUMENT
- SET 5/8" REBAR W/ PLASTIC CAP STAMPED "JSP 28073"
- ⊙ SET "MAG" NAIL WITH BRASS WASHER STAMPED "JSP 28073"
- *** LOCATION OF INGRESS, EGRESS AND ACCESS TO UTILITIES FOR TRACT X
- ⑥011 ADDRESS: 53rd AVENUE SE LACEY, WASHINGTON 98513
- WETLAND AREA
- 1 BOARD FENCE 3.8' EAST OF LINE
- 2 BOARD FENCE 3.2' EAST OF LINE
- 1 10' WIDE UTILITY EASEMENT (SEE EASEMENT PROVISIONS SHEET 1 OF 3)
- 2 10' ADDITIONAL RIGHT OF WAY DEDICATION TO CITY OF LACEY.
- 3 150' WETLAND BUFFER
- 4 UTILITY EASEMENT FOR THE BENEFIT OF CITY OF LACEY
- 5 STORM DRAINAGE EASEMENT FOR THE BENEFIT OF THE OWNERS ASSOCIATION

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 01°53'26" E	21.73
L2	S 01°53'26" W	20.00
L3	S 01°53'26" W	41.73
L4	S 88°06'34" E	15.00
L5	N 88°06'34" W	15.00
L6	N 88°06'34" W	30.00
L7	S 01°53'26" W	31.81

CURVE TABLE			
NO.	RADIUS	DELTA ANGLE	ARC LENGTH
C1	50.00	72°54'17"	63.62
C2	65.00	57°33'18"	65.29
C3	25.00	45°16'30"	19.75
C4	50.00	57°14'14"	49.95
C5	50.00	43°55'18"	38.33
C6	50.00	101°09'33"	88.28
C7	50.00	155°28'34"	135.68
C8	20.00	115°22'37"	40.27
C9	35.00	9°16'39"	5.67



BASIS OF BEARINGS:
 CITY OF LACEY COORDINATE SYSTEM
 BASED ON SURVEY RECORDED UNDER
 AUDITOR'S FILE NO. 3111152



HATTON GODAT PANTIER
 ENGINEERS AND SURVEYORS
 3910 MARTIN WAY E, SUITE B
 OLYMPIA, WA 98506
 TEL: 360.943.1599
 hattonpantier.com **20-049**